K 2641

Book 2641 Pg. 57

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00 TEN AND NO/100 ---------- DOLLARS

Cash in hand paid by the grantees herein and other good and valuable considerations, the receipt of which is hereby acknowledged,

Ajax Development Company, a Tennessee Corporation, has

~~have~~ does bargained and sold, and by these presents ~~do~~ transfer and convey unto the said WALLACE H. TAYLOR AND WIFE, WILLA D. TAYLOR their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 18 on the Revised Plan of Fisk Park, as of record in Book 2331, page 114 Register's Office for said County.
Said Lot No. 18 fronts 50 feet on the westerly side of Underwood Street and runs back 124 feet on the northerly line and 124.1 feet on the southerly line to the east right-of-way line of the Tennessee Central Railroad, on which it measures 50 feet.
Being part of the property conveyed to Ajax Development Company by deed from W. L. Bainbridge, Jr., Agent for Ajax Development Company, of record in Book 2454, page 71, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WALLACE H. TAYLOR AND WIFE, WILLA D. TAYLOR their heirs and assigns, forever.

And grantor, does ~~do~~ covenant with the said WALLACE H. TAYLOR AND WIFE, WILLA D. TAYLOR that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except by 1957 taxes, which the grantees herein assume and agree to pay.

And ~~the~~ grantor, does ~~do~~ further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, ~~Witness my hand this ~~ day~~ ~~ Ajax Development Company has caused this instrument to be executed by its duly authorized officers on this the 5th day of March, 1957

Attest: Evelyn Strasser
Evelyn Strasser, Secretary.

AJAX DEVELOPMENT COMPANY
By: W. L. Bainbridge Jr.
W. L. Bainbridge, Jr., President

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained. Witness my hand and official seal at ....., Tennessee, this.....day of....., 19.....

Commission expires..... Notary Public

TENNESSEE TITLE COMPANY

PG 57